

PETITION FOR ZONING VARIANCE 84-217-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit a rear yard setback of 15 feet in lieu of the required 30 feet.

I need to add this addition for a laundry room. I have no basement and no laundry facility at present. There are no laundermats in immediate vicinity.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Name _____
Address _____
Phone No. _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of January, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1984, at 10:30 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 13, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mrs. Helen Geppert
538 Dale Avenue
Baltimore, Maryland 21206

RE: Item No. 161 - Case No. 84-217-A
Petitioner - Helen L. Geppert
Variance Petition

Dear Mrs. Helen Geppert:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bse

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19____, that the herein Petition for Variance(s) to permit

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
34 Corner Dale Ave. & St. : OF BALTIMORE COUNTY
Patrick Rd., (538 Dale Ave.) :
14th District
HELEN L. GEPPERT, Petitioner : Case No. 84-217-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
410-2183

I HEREBY CERTIFY that on this 7th day of February, 1984, a copy of the foregoing Entry of Appearance was mailed to Helen L. Geppert, 538 Dale Ave., Baltimore, MD 21206, Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning Date: February 13, 1984
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items
Meeting - January 3, 1984

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item # 158 - Caroline Leona Ward
- Item # 161 - Helen L. Geppert
- Item # 162 - Middle River Volunteer Fire Company, Inc.
- Item # 164 - Howard M. Harris, et ux
- Item # 165 - Dollie Jo Gleaton

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/eth

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #161 (1983-1984)
Property Owner: Helen L. Geppert
S/W corner Dale Ave. & St. Patrick Rd.
Acres: 6,274.36 sq. ft.
District: 14th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Dale Avenue and St. Patrick Road, existing public roads, are proposed to be further improved in the future on 30-foot closed section roadways on 50-foot rights-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 161 (1983-1984).

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:ss

J-NE Key Sheet
19 & 20 NE 18 Pos. Sheets
NS 5 & 20
81 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

February 13, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Helen L. Geppert

Location: SW/Cor. Dale Avenue and St. Patrick Road

Item No.: 161

Zoning Agenda: Meeting of January 3, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

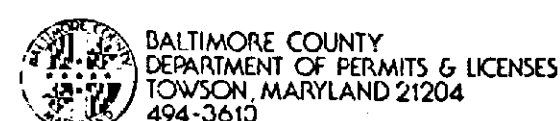
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

January 20, 1984

Dear Mr. Jablon:

Comments on Item # 161 Zoning Advisory Committee Meeting are as follows:

Property Owner: Helen L. Geppert
Location: SW corner, Dale Avenue and St. Patrick Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear yard setback of 15' in lieu of the required 30'.

Area: 6274.36 sq. ft.
District: 11th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-81-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

B. A building/structure shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 V. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burroughs
Charles E. Burroughs, Chief

CEB:ms

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 3, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of:
January 3, 1984

RE: Item No: 158,159,160,161,162,163,164,165,166,167, & 168.

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/lh

MICROFILMED

IN RE: PETITION ZONING VARIANCE * BEFORE THE
SW/Corner of Dale Ave. and * ZONING COMMISSIONER OF
St. Patrick Road (538 Dale * BALTIMORE COUNTY
Ave.)--14th Election District * Case No. 84-217-A
Helen L. Geppert, *
Petitioner *

AMENDED ORDER

The Order of the Zoning Commissioner, dated 29 February 1984, in the above captioned matter shall be and is hereby amended to permit a rear yard setback of 15 feet instead of the required 30 feet, instead of side yard setback as is indicated therein. All other factors and considerations set forth in that decision are applicable in their entirety and controlling herein. The site plan submitted by the Petitioner and which became part of the original decision is adopted by this Amended Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE *March 24, 1984*
BY *Mary C. Long*
ADMINISTRATIVE ASSISTANT

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: February 16, 1984

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Helen L. Geppert, 84-217-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

MICROFILMED

IN RE: PETITION ZONING VARIANCE * BEFORE THE
SW/Corner of Dale Avenue and * ZONING COMMISSIONER
St. Patrick Road (538 Dale * OF BALTIMORE COUNTY
Avenue) - 14th Election *
District * Case No. 84-217-A
Helen L. Geppert, *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a side yard setback of 15 feet instead of the required 30 feet. The purpose of her request is to construct a 6' x 12' addition for a laundry room, as more fully described on Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants.

Testimony indicated that the property, zoned D.R.5.5, was purchased by the Petitioner in late 1983 and that she moved in about January, 1984. The duplex house has no basement or area that can be utilized as a utility room. The Petitioner lives alone and needs the proposed laundry room since there are no laundromats in the area surrounding her home. The property is a corner lot with the house facing Dale Avenue. There is no other location on the property which can permit the proposed addition. Many homes in the neighborhood also have additions in their rear yards.

The Petitioner seeks relief from Section 1B02.3.C.1, pursuant to Section 307, the Baltimore County Zoning Regulations (BCZR).

area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *9th* day of February, 1984, that the Petition for Variance to permit a side yard setback of 15 feet instead of the required 30 feet be and is hereby GRANTED from and after the date of this Order, subject to the following:

- The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If,

for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Arnold Jablon
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE *February 23, 1984*
BY *John P. Long*
ADMINISTRATIVE ASSISTANT

MICROFILMED

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

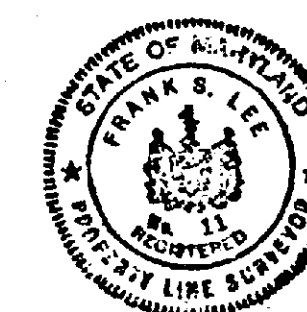
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

December 15, 1983

No. 538 Dale Avenue
14th District Baltimore County, Maryland

Beginning for the same at the intersection formed by the west side of Dale Avenue with the south side of St. Patrick Road, thence running and binding on the west side of Dale Avenue South 12 degrees 55 minutes 20 seconds East 76.13 feet, thence leaving Dale Avenue for two lines of division as follows: South 77 degrees 08 minutes 40 seconds West 75.40 feet and North 12 degrees 55 minutes 20 seconds West 72.82 feet to the south side of St. Patrick Road, thence on St. Patrick Road as follows: North 56 degrees 43 minutes 10 seconds East 51.63 feet and by a line curving to the right with a radius of 20 feet for a distance of 38.52 feet to the place of beginning.

Containing 6274.36 square feet more or less.



MICROFILMED

ORDER RECEIVED FOR FILING

DATE *January 24, 1984*
BY *John P. Long*
ADMINISTRATIVE ASSISTANT

MICROFILMED

MICROFILMED

- 2 -

- 3 -

PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner Dale Avenue and St. Patrick Road (538 Dale Avenue)
DATE & TIME: Wednesday, February 29, 1984 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

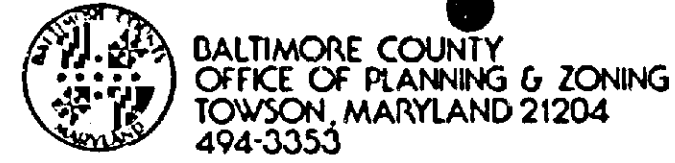
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 15 ft. in lieu of the required 30 ft.

Being the property of Helen L. Geppert, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

February 21, 1984

Ms. Helen L. Geppert
538 Dale Avenue
Baltimore, Maryland 21206

Re: Petition for Variance
SW/corner Dale Avenue and St. Patrick Road (538 Dale Avenue)
Helen L. Geppert - Petitioner
Case No. 84-217-A

Dear Ms. Geppert:

This is to advise you that \$38.64 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 126878

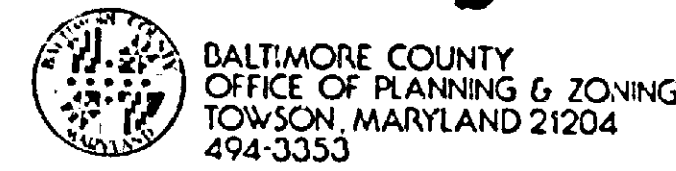
DATE 2/29/84 ACCOUNT R-01-615-000

AMOUNT \$38.64

RECEIVED Helen L. Geppert
FOR Advertising & Posting Case #84-217-A

023*****38641b 228A

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON
ZONING COMMISSIONER

February 29, 1984

Ms. Helen L. Geppert
538 Dale Avenue
Baltimore, Maryland 21206

IN RE: Petition Zoning Variance
SW/corner of Dale Avenue and St. Patrick Road (538 Dale Avenue) - 14th Election District
Helen L. Geppert, Petitioner
Case No. 84-217-A

Dear Ms. Geppert:

I have this date passed my Order in the above-captioned matter in accordance with the attached.

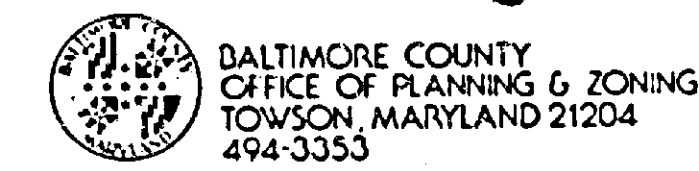
Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/ar1

Attachments

cc: People's Counsel



ARNOLD JABLON
ZONING COMMISSIONER

March 26, 1984

Ms. Helen L. Geppert
538 Dale Avenue
Baltimore, Maryland 21206

RE: Petition Zoning Variance
SW/corner of Dale Avenue and St. Patrick Road (538 Dale Avenue) - 14th Election District
Helen L. Geppert, Petitioner
Case No. 84-217-A

Dear Ms. Geppert:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/mc

Attachments

cc: People's Counsel

January 27, 1984

Ms. Helen L. Geppert
538 Dale Avenue
Baltimore, Maryland 21206

NOTICE OF HEARING
Re: Petition for Variance
SW/corner Dale Avenue and St. Patrick Road (538 Dale Avenue)
Helen L. Geppert - Petitioner
Case No. 84-217-A

TIME: 10:30 A.M.

DATE: Wednesday, February 29, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Mrs. Helen Geppert
538 Dale Avenue
Baltimore, Md. 21206

Frank S. Lee
1277 Neighbors Ave
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 3rd day of January, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner Mrs. Helen Geppert
Petitioner's Attorney

Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Petition For Variance

14th Election District

ZONING: Petition for Variance

LOCATION: Southwest corner Dale Avenue and St. Patrick Road (538 Dale Avenue)

DATE & TIME: Wednesday, Feb. 29, 1984 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a rear yard setback of 15 ft. in lieu of the required 30 ft.

Being the property of Helen L. Geppert, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of Arnold Jablon, Zoning Commissioner of Baltimore County

The Times
Middle River, Md., Feb 9 1984

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 9th day of

Feb., 1984

Sh. D. 16/84 Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 2, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md.,

of one time before the 22th day of February, 1984, the 22th publication appearing on the 2th day of February, 1984.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$ 14.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 124017

DATE 2/20/84 ACCOUNT R-01-615-000

AMOUNT \$35.00

RECEIVED Helen L. Geppert
FOR Zoning Variance

Item 161 053*****35001b 220A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 14 Date of Posting 2/12/84

Posted for: Petition for Variance

Petitioner: Helen L. Geppert

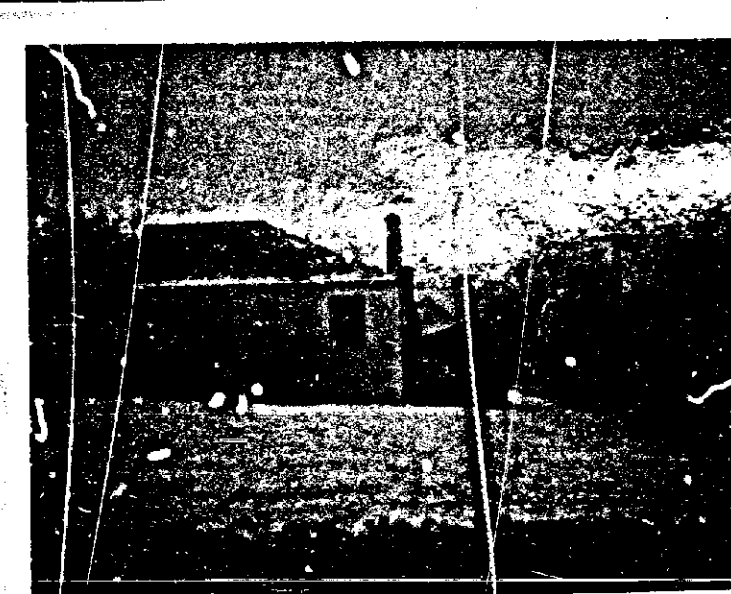
Location of property: SW/c Dale Avenue and St. Patrick Rd.

Location of Sign: facing intersection of Dale Ave. & St. Patrick Rd.

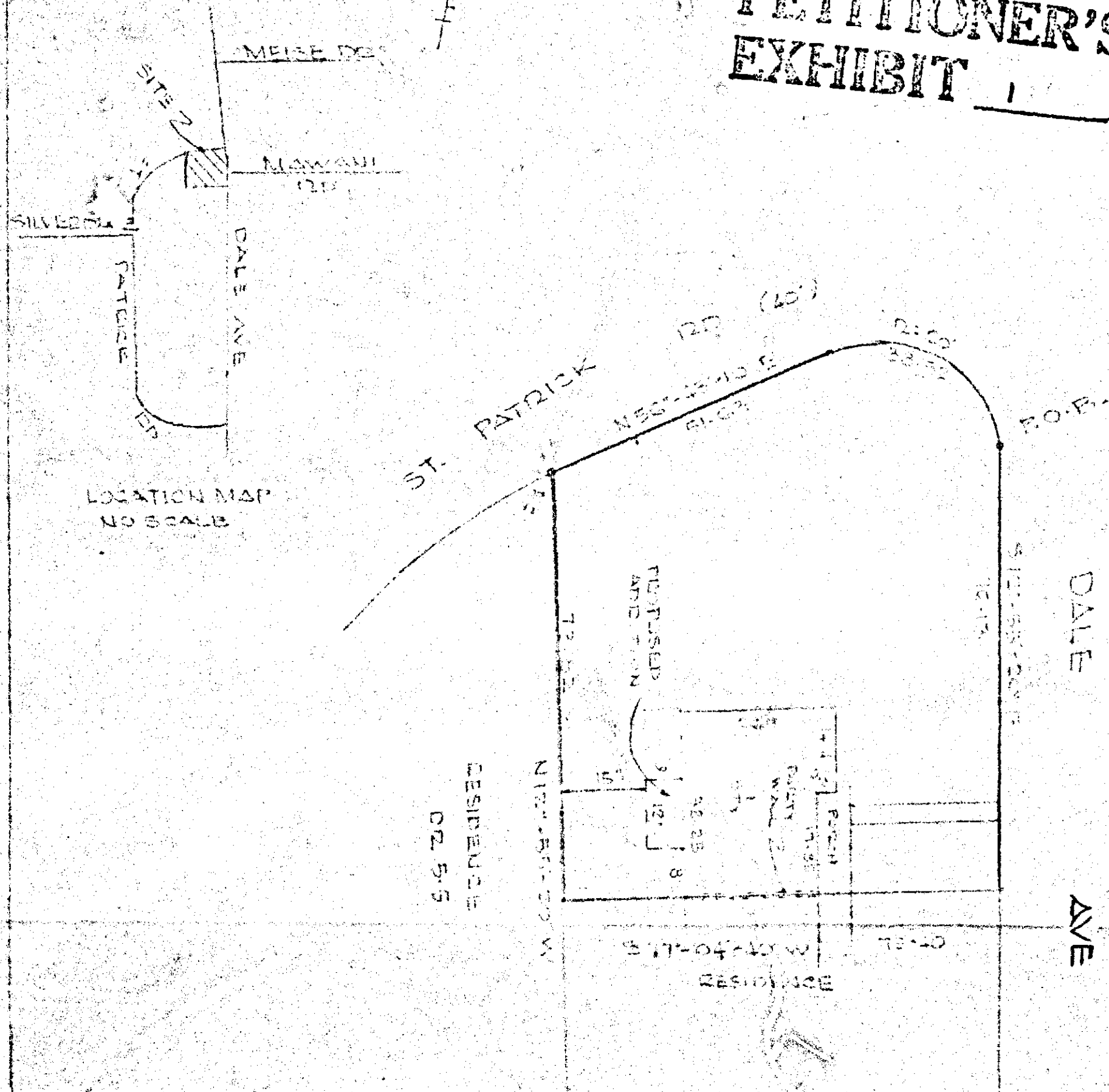
Remarks: Item 2 - 16/84

Posted by: [Signature] Date of return: 2/16/84

Number of Signs: 1



PETITIONER'S EXHIBIT



EXISTING ZONING - DR 3.5
 PROPOSED ZONING - SAME
 EXISTING USE - RESIDENCE
 PROPOSED USE - SAME
 AREA OF LOT - 6274.4 SQ. FT.
 AREA OF EX. BLDG - 784.6 SQ. FT.
 AREA OF PROP. ADDITION - 723.0 SQ. FT.

MAP	4B
NE-S-E	
ELECTION	
DISTRICT	14
DATE	12/29
TYPE	
INITIALS	R
BY	1/11
FINAL	
BY	

OWNED
 HELEN GERBERT
 538 DALE AVE.
 BALTO., MD. 21206

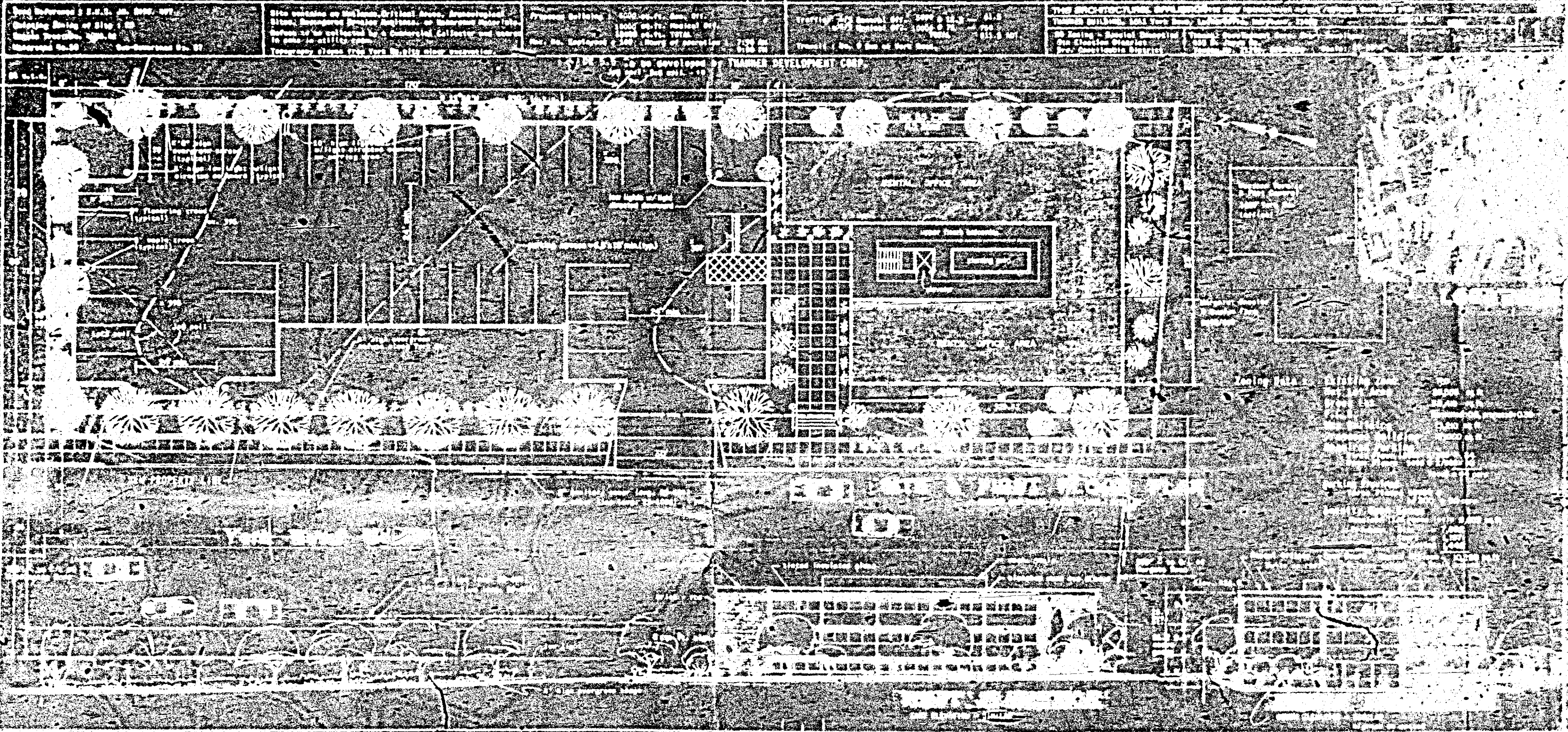
PLAT TO ACCOMPANY PETITION FOR A VARIANCE
 TO PERMIT A REAR YARD SETBACK OF 15' IN VIOLATION OF THE REQ. 30'

PART OF LOTS 369 AND 370
 ELMWOOD
 PLAT BOOK 14-11
 No. 538 DALE AVENUE
 DED REF. C309-233
 14TH DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 20' DATE 12-14-83



FRANK B. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD. 21237





IS RE: PETITION SPECIAL EXCEPTION
 1/5 of York Road, 300' E of
 the centerline of Margate
 Road - 8th Election District
 Margaret S. Sweeler, et al,
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 84-218-X

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of March, 1984, that the Petition for Special Exception for a Class B office building in an R-O Zone, in accordance with the site plan introduced and accepted into evidence as Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners shall be required to return and be responsible for returning said property to its original condition.
2. A detailed landscaping plan, with consideration given to the concerns of the York Manor Improvement Association, shall be submitted for approval to the Current Planning and Development Division.
3. Compliance with the covenants established by the Baltimore County Zoning Plans Advisory Committee (ZPAC) and the CAC, which are hereby made a part of this Order.
4. The special exception granted herein must be utilized within a period of five years from the date of this Order.

[Signature]
 Zoning Commissioner of
 Baltimore County

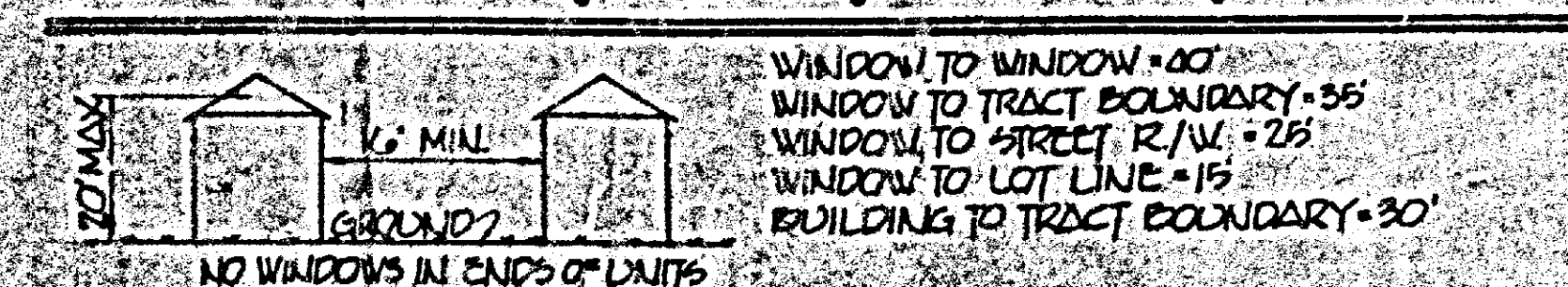
DATA

TO FUTURE PROPERTY LINE ON YORK ROAD	28,958 SQ. FT.
38,419 SQ. FT.	
PERMITTED - 0.59	
19,210 SQ. FT.	
15,000 SQ. FT.	
44	
50	
9,609 SQ. FT.	
10,293 SQ. FT.	

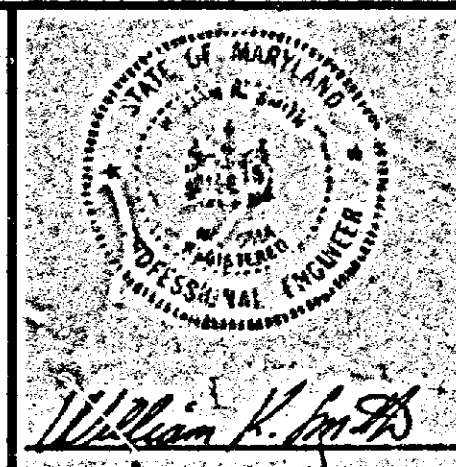
NOTES

- GENERAL OFFICE
- MEDICAL OFFICE
- 123 - 60.5
- 75 - 750
- ADT - 5 - 811.5
- 00 PM
- K ROAD
- COMMERCIAL COLLECTOR
- THE UTIL. TY. ROOM
- WORK ROAD WITH MINOR
- 11' - 11' (UPPER FLOOR) 5000 @ 1/500 - 10
- OFFICE - 10000 @ 1/500 - 34
- TOTAL - 44 SPACES
- 35' x 15' MIN. (HANDICAPPED - 12' x 10')
- SITE - 7,662
- CURT - 1,197
- CONJES - 1,440
- TOTAL - 10,293 SQ. FT.
- (C. USING FUTURE 4)
- INFILTRATION
- TO BE DIRECTED DOWNWARD &
- AREAS
- PLANTING LOT WHERE SHOWN BY 1 (SHRUBS)
- ON BUILD. FACING YORK ROAD (MAX. 0 SQ. FT.)
- AVE. A. HGT. HEIGHT OF 22'-0" &
- BACK, TINTED GLASS & BLEACHED
- SCHEDULE SHEET FOR ELEVATION VIEWS
- OR 0.882 AC. ± BASED UPON AREA OF
- PLUS 30' x WIDTH OF TRACT (ROADWAY AREA)
- 12' V. 334.70
- DE - 521.60

TYP. RESIDENTIAL SETBACK REQUIREMENTS



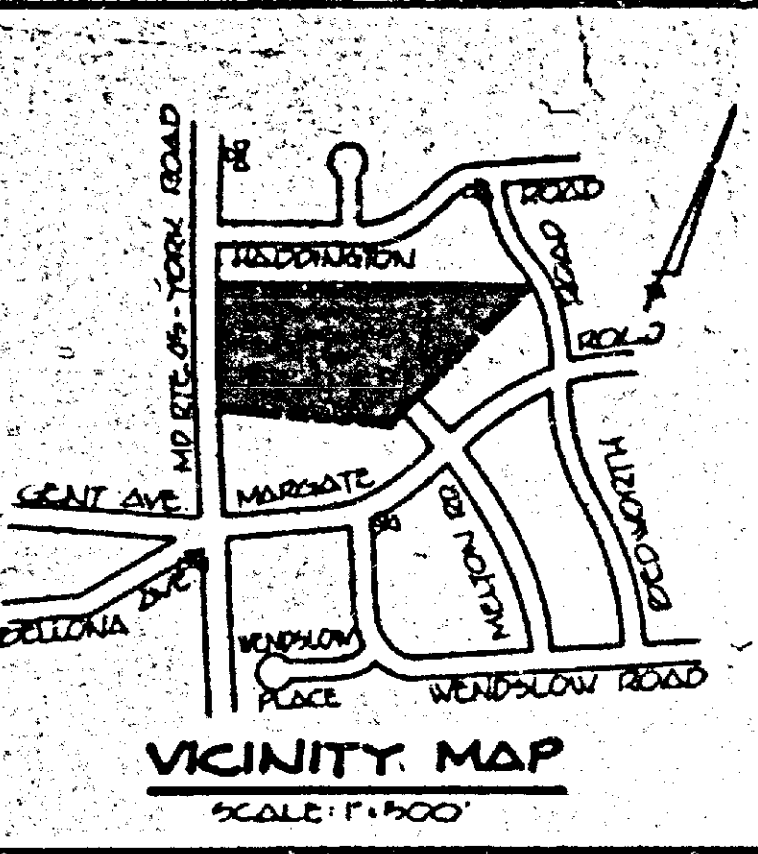
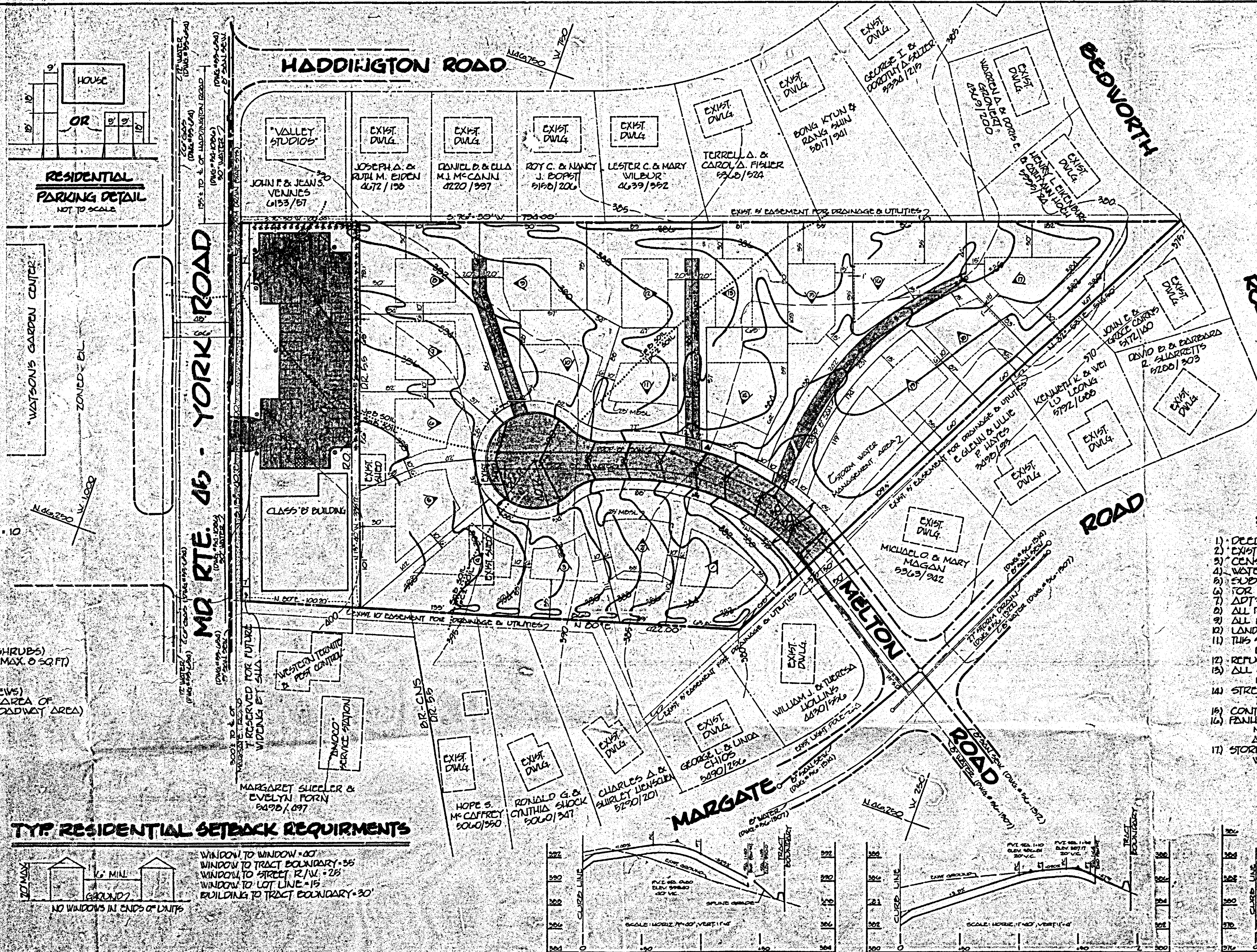
HURST-ROSCH ENGINEERS, INC.
CONSULTING ENGINEERS
2925 YORK ROAD
TIMONIUM, MD.
21270-3760



DATA FOR SOIL TYPES				
JpB: JOPPA GRAVELLY SANDY LOAM, 2 to 5% SLOPES				
JpC: JOPPA GRAVELLY SANDY LOAM, 5 to 10% SLOPES, MODERATELY CROPPED				
ShB: SASSAPARILLA URBAN LAND COMPLEX, 0 to 5% SLOPES				
SOIL	HOMESITES (8 HOMES OR LESS)	W/ EASEMENT	W/ EASEMENT	STREETS/PARKING LOTS
JpB	SLIGHT	SLIGHT	SLIGHT	MODERATE SLOPE
JpC	SLIGHT	SLIGHT	SLIGHT	SEVERE SLOPE
ShB	SLIGHT	SLIGHT	SLIGHT	MODERATE SLOPE

OWNER & DEVELOPER
THANNER DEVELOPMENT CORPORATION
414 E. JOPPA ROAD
TOWSON, MD. 21204
878-0606

CRG PLAN - SUBDIVISION OF
MELTON PLACE
5TH ELECTION DISTRICT | 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 40' | DATE: OCTOBER 1983



- LEGEND**
- AREA OF PROPOSED PAVING
 - PROPOSED BUILDING ENVELOPE
 - EXISTING DIVISION LINE FOR SOIL TYPES
 - EXISTING CONTOUR LINE (5' INTERVAL)
 - PROPOSED CONTOUR LINE (2' INTERVAL)

SITE DATA			
DESCRIPTION	DR 5.5 ZONE	RO ZONE	PROP. TOTAL
AREA	40.6 AC. ±	0.76 AC. ±	41.36 AC. ±
DENSITY	TOTAL ALLOWED - 22 PROP. 19 SINGLE FAMILY	2 PROP. 3-4 FTY. CLASS "B" BUILDING	19 DWELLINGS + 1 BUILDING
OPEN SPACE	REQ'D - 1450' x 100' - 0.95 AC. ± PROP. 100' x 100' - 0.75 AC. ±	REQ'D - 25' x 100' - 0.25 AC. ± PROP. 0.75 AC. ±	0.24 AC. ±
PARKING	REQ'D - 210 SPACES PROP. 50 SPACES	REQ'D - 1100' x 150' - 1.14 AC. ± PROP. 60 SPACES	60 SPACES

GENERAL NOTES

- DEED REFERENCE: C.H.K. JR. 5498, 497, ACCOUNT # 08-19-033152
- EXISTING ZONING OF SITE: DR 5.5 & RO (AS SHOWN)
- CENSUS TRACT NO. 4006.02
- WATERSHED NO. 10
- SUB-SEWER SHED NO. 97
- FOR LOCATION OF EXISTING FIRE HYDRANTS, SEE VICINITY MAP (SHOWN AS 8)
- ADT - 5 - 811.5 (DR 5.5 ZONE)
- ALL ROADWAYS & PARKING AREAS TO BE PAVED WITH BITUMINOUS CONCRETE.
- ALL PARKING SPACES WILL BE 9' x 18' MIN. (DR 5.5 ZONE) SEE DETAIL.
- LANDSCAPING TO BE PERFORMED BY INDIVIDUAL LOT OWNER (DR 5.5 ZONE)
- THIS SITE CONTAINS NO WETLANDS, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIALS.
- REFUSE TO BE COLLECTED BY BALTIMORE COUNTY (DR 5.5 ZONE)
- ALL COORDINATES HEREON ARE BASED ON THE METROPOLITAN DISTRICT OF BALTIMORE COUNTY SYSTEM.
- STREET LIGHTS IN DR 5.5 ZONE WILL BE 10' WATT MERCURY VAPOR POST TOP UNITS ON 14' POLES, SHOWN THUSLY.
- CONTOUR INTERVAL: EXISTING - 5', PROPOSED - 2'
- PANHANDLE DRIVEWAYS TO BE PAVED WITH BITUMINOUS CONCRETE & MAINTENANCE SHALL BE IN PROPORTION TO LENGTH NEEDED TO GAIN ACCESS TO INDIVIDUAL LOTS.
- STORM WATER MANAGEMENT: DR 5.5 ZONE - SWALE STORAGE AND DRY WELLS

